

Southwest Deltona Community Redevelopment Area Annual Report 2020-2021

The Southwest Deltona Community Redevelopment Area (CRA) is a special district created by the City and Volusia County to implement community redevelopment activities as outlined under Florida Statutes Chapter 163, Part III. CRA efforts encourage economic development activities by financing public infrastructure improvements through tax increment financing (T.I.F.). The CRA is governed by the CRA Board which consists of the City Commission members meeting as the CRA Board.

The Southwest Deltona CRA projects are planned to move forward as the City budgets and plans accordingly. The CRA taxable value grew by 13.0% over the last year, which is largely due to changes in property ownership and a general increase of property value, which thus, allows properties to be taxed at current market value. State law provides a 10% annual cap for increases on non-homesteaded property tax assessments. The CRA should see, at minimum, a similar level of increase over the next year.

Base Year Taxable Value of all CRA Properties*

\$51,486,555

Total assessed real property values of property within the boundaries of the community redevelopment area as of September 30, 2021.*

\$83,478,780

Liabilities*

The CRA has no liabilities at this time.

Income*

The CRA has received \$166,759.00 in Ad Valorem Taxes, \$109,432.24 in intergovernmental income, and \$3,224.90 in interest totaling \$279,436.14.

Assets*

The CRA has received \$279,436.14 in income and has a fund balance of \$701,831.28 for the fiscal year ended September 30, 2021.

***Note: All figures in this section, unless otherwise stated, are predicated on a September 30, 2021 date to coincide with the City budget process.**

Projects started

In 2021, the City participated in a Feasibility Study spearheaded by the River to Sea Transportation Planning Organization (R2CTPO), regarding the need for intersection improvements at the CRA intersection of Deltona Boulevard and Normandy Boulevard. The intersection has been the scene of a number of vehicular accidents and fatalities over the years, which warrants being addressed. The TPO authorized the feasibility study to VHB, Inc, which required the City to provide a 10% local match of \$2,499.50 to conduct the study. The feasibility study was completed 2021. The focus of the intersection feasibility study was the installation of a traffic circle at the intersection. Based on lack of land availability and traffic volumes, a traffic circle was determined to

not be feasible at this time.

The Board authorized illumination upgrades. The intersection of Saxon Blvd. and N. Normandy Blvd. has been upgraded at the Cost of \$4,815.90. Illumination upgrades will continue down the N. Normandy corridor to Deltona Blvd. The estimated cost is \$10,000. Finally, more street lighting will installed along Deltona Blvd. from Enterprise Rd. to Dirksen Dr. The cost is estimated to be \$13,000.

Expenditures

In calendar year 2021 the CRA expended \$7,315.40. As part of CRA implementation, CRA improvements have been and are planned to be funded through a “pay-as-you-go” arrangement, whereby projects are paid for at the time of construction rather than relying on financing. Therefore, the CRA has been allowing funds to accumulate for use on future projects.

Total amount expended for affordable housing for low-income and middle-income residents.

\$0

Achievement of Goals

Projects have been moving forward which will work towards the goals established in the CRA plan.

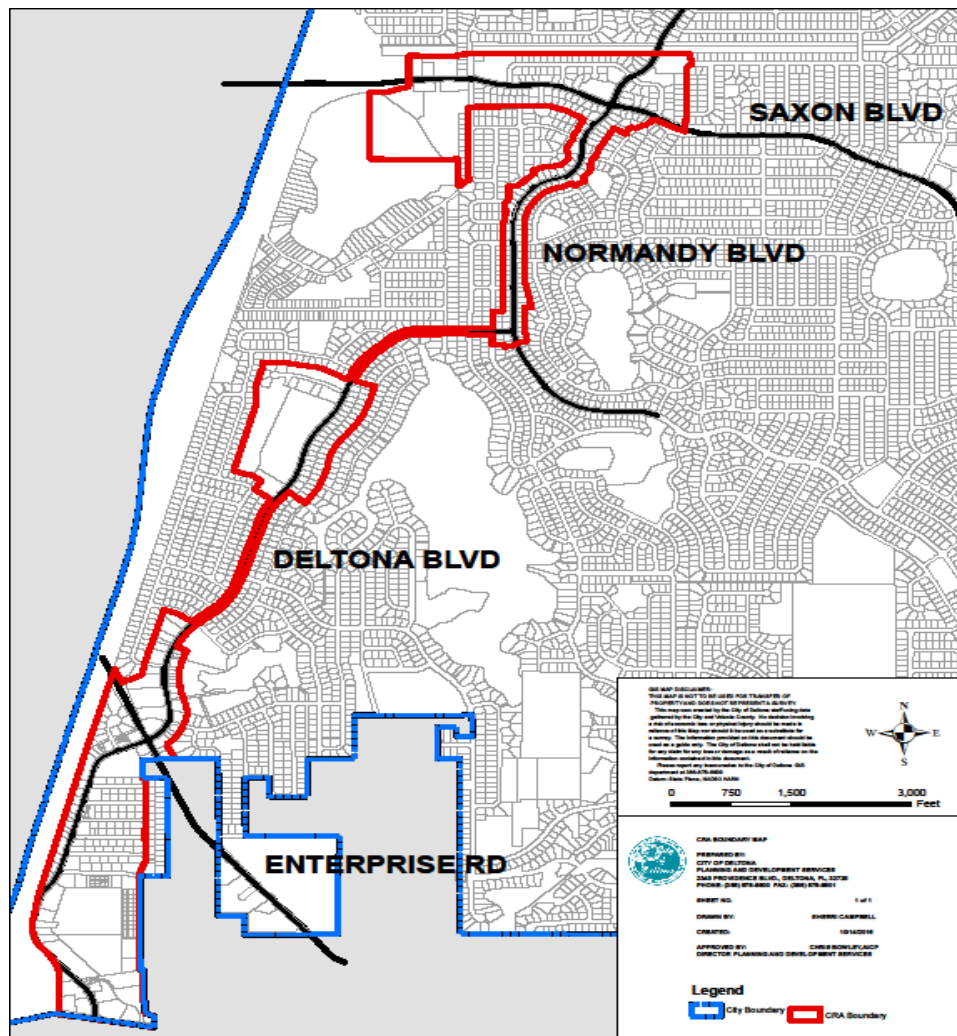
This is a list of the projects approved by the Southwest Deltona Community Redevelopment Area Board of Directors (SWDCRA Board):

1. Street Lighting – The CRA has several intersections and corridors that are less than optimally lighted. The Board approved street light upgrades in association with Duke Energy, the local electrical provider for this area. The first area that was upgraded was the N. Normandy Blvd. and Saxon Blvd. intersection and its approaches. This has been completed. Also, the City is working on illumination upgrades for a section of N. Normandy Blvd., from Saxon Blvd. to Deltona Boulevard, and the segment of Deltona Blvd between Dirksen Av. and Enterprise Rd. Costs \$4,815.90.
2. ADA sidewalk improvements and upgrades were planned. The improvements were actually initiated in the first quarter of 2022. These improvements/costs will be reported next year;
3. TPO grant funds for the Intersection Improvement Feasibility Study, at the N. Normandy Blvd. and Deltona Boulevard intersection. Cost: \$2,499.50.
4. The City has initiated the review of five sites situated along Saxon Blvd. and Deltona Blvd. for the purpose of incrementally installing covered bus shelters. The sites have been surveyed and a low maintenance design has been selected. Estimated cost: \$28,000 per one shelter per year.

Discussion of fund expenditures for Board approved projects:

1. The estimate of Phase 1 (SWDCRA Street Light District) is \$4,815.90. This obligation will grow larger as the illumination activities expand to amount to approximately \$23,000;
2. The Board in the past has approved a \$10,000 annual expenditure of funds for phased sidewalk improvements. Improvements were made in the first quarter of 2022 and along with other sidewalk improvements, will be reflected in the annual update year 2022 plan;
3. The Board approved a \$28,000 annual expenditure, over five years, for bus stop improvements (for covered bus stops). In 2021, the CRA requested bids, accepted one supplier, designed the bus stops, met with VOTRAN regarding locations and ADA compatibility, and ordered surveys of five potential sites within the CRA. Bus shelter expenditures will be reflected in 2022;
4. Board has approved \$40,000 for the TPO funding of the Normandy Curve Feasibility Study. To date the study has not been approved for funding by the FDOT/TPO.

Southwest Deltona CRA



Boundary Map

2021-2022 Proposed Future Projects

Now that the CRA has some funds established, the City Staff recommends for Board consideration of additional future projects.

1. Blight: The CRA Board and citizens have commented on the blight conditions of some of the buildings along the major thoroughfares within the CRA, more specifically Deltona Blvd. As part of this CRA update, Staff requested the City Commission authorize Staff to address some of the more apparent building issues that could constitute blight and the Board approved.

Staff targeted the 800 and 900 blocks of Deltona Blvd. to address run down and neglected commercial establishments. Staff took a series of intensive code compliance actions. The most evident result was the demolition and removal of an unused and dilapidated fueling station located at the intersection of Deltona Boulevard and Enterprise Road. Another Code Compliance success was the demolition of several unoccupied and ruinous houses located at the intersection of Saxon Blvd. and N. Normandy Blvd. The City of Deltona Code Compliance worked with businesses in the CRA area to repair, clean, and upgrade other properties with notable success. These proactive Code Compliance efforts will be ongoing.

Cost: N/A

2. Façade Grants: City Staff is suggesting the City explore establishing a grant program for business façade improvements. The grants will provide an alternative to the City undertaking code compliance action. City staff determined that several cities with CRAs have offered façade grants and is currently (2021-2022) studying the process.

Costs: \$10,000.00

3. Central Sewer: In 2020 the Board was advised that City commercial areas within the CRA are not well served by central sewer. The lack of a central sewer system within these commercial nodes creates a condition where business options are limited and redevelopment activity is more challenging. Lack of central sewer can contribute to blight. Therefore, Staff is suggesting the City extend sewer in the CRA starting along Deltona Blvd., generally in the 800-900 blocks, and along the Saxon Blvd. corridor to include the intersection of N. Normandy Blvd. and Saxon Blvd. There is recognition the County TIF contribution at this time cannot be used for utilities. However, City contributions are not encumbered as such. Therefore, City Staff has initiated a study and design to extend sewer to provide service along the Deltona Blvd. thoroughfare between Enterprise Rd. and Cloverleaf Blvd. The study determined the cost to provide service to this area would be about \$4.5 million dollars. Currently, the project is being designed and a plan will be formulated to efficiently extend sewer service in a cost effective manner. In addition, for many years the City has considered extending central sewer to the north side of Saxon Blvd. in the vicinity of Finland Dr. One of the first steps was for the City to extend lines under

Saxon Blvd. to at least the RaceTrac facility and to other commercial uses located to the west. To extend service to the north side of Saxon Blvd., the cost is estimated to be about \$400,000. The Board authorized staff to discuss with Volusia County staff the utilization for both City and County CRA funds for utility expansion. In the recent past, the County prohibited municipal CRAs to use County TIF contributions to fund water and sewer expansions. However, with there being a greater focus on the importance of the increasingly eutrophic Blue Spring system and spring shed protection and general water quality concerns, the County has been receptive to discussing the expansion of central sewer within the CRA. In February, 2022, City Staff met with County staff and initiated these discussions, which are ongoing. If there is an agreement on allocating County TIF contributions for sewer expansion within the CRA, the CRA management plan will need to be amended. The plan amendment process will require both City and County approval.

Cost: \$4.9 million.

CRA Initiatives not Funded by the CRA

The City is also using non CRA money to invest to upgrade the CRA. The below activities are examples of City activity within the CRA area not directly funded by the CRA:

1. Three crosswalks along Deltona Blvd. have been treated with internally illuminated pavement markers.
 - (A) A crossing at the Deltona Travel Lodge along Deltona Blvd has been illuminated.
 - (B) Another illuminated pedestrian crossing associated with the intersection of Deltona Blvd. and Hummingbird Dr. has been installed.
 - (C) The final crossing, located at the intersection of Deltona Blvd. and Balsam Dr., was the last to be illuminated.

These markers, intended to improve pedestrian safety, are to be funded by an appropriation granted to the City by the State legislature.

2. Major thoroughfares within the CRA such as Deltona Blvd. will be targeted for an urban forestry initiative intended to plant trees in a strategic manner. Goals of the proposal include mitigating the heat island effect of developed landscapes and improving the aesthetics of the City. Purchase of the trees to be planted will be financed by the City tree fund.